CORNERSTONE

15 Wharfedale Avenue, Meanwood, Leeds, LS7 2LE

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15 Wharfedale Avenue
£240,000

Introduction
The first viewings will take place on Saturday 29th August 2026, by appointment.

The property has been very well cared for by the current owners and is neutrally decorated throughout, creating a warm, welcoming and particularly homely feel. The accommodation is well suited to couples, families and buyers looking for flexible space, while the extensive tiered garden provides a variety of different areas for relaxing, entertaining and gardening.

Being positioned towards the end of Wharfedale Avenue, rather than on a through road, the property also benefits from considerably reduced passing traffic, helping to create a quieter and more peaceful setting.

To the front, there is ample off-street parking with a driveway, adding another valuable practical feature to this impressive home.

Living Room
The living room is a spacious and comfortable reception room with plenty of space for a substantial seating arrangement and additional freestanding furniture.

Neutral décor, soft carpeting and recessed lighting create a relaxed and welcoming atmosphere, while the proportions of the room make it ideal for both everyday family life and entertaining.

The room has a particularly homely feel and offers buyers an easy space to personalise while remaining ready to move straight into.

Open-Plan Kitchen & Dining Room
The kitchen and dining area forms the social heart of the home and provides an excellent open-plan space for cooking, dining and spending time together.

The kitchen is fitted with a generous range of wall and base units complemented by contrasting work surfaces, integrated cooking appliances and plenty of preparation and storage space.

There is ample room for a family dining table, making the space ideal for everyday meals as well as entertaining friends and family.

A particularly attractive feature is the set of patio doors leading directly from the dining area into the rear garden, creating an excellent connection between the internal living space and the outdoor areas. During the warmer months, the doors can be opened to extend the entertaining space onto the garden beyond.

Principal Bedroom
The principal bedroom is a well-proportioned double room offering ample space for a large bed, bedside furniture and further storage.

The room is neutrally decorated and benefits from a pleasant outlook, while the soft carpeting and understated finish create a calm and comfortable environment.

Bedroom Two
Bedroom two is another versatile and well-proportioned room which would work equally well as a second double bedroom, guest room, children's bedroom or home office.

Its neutral finish allows buyers to adapt the space easily to suit their own requirements.

Bedroom Three
The third bedroom completes the sleeping accommodation and provides further flexibility for a growing family, guests or those requiring a dedicated work-from-home space.

The room maintains the same neutral and well-kept presentation found throughout the rest of the property.

Bathroom
The family bathroom is finished in a clean and neutral style, creating a bright and timeless space.

The room includes a full-sized bath with shower above and glass shower screen, together with a WC and pedestal wash basin.

A large wall-mounted mirror helps maximise the feeling of light and space, while the neutral tiled finish ensures the bathroom will appeal to a wide range of buyers.

Garden Space
The rear garden is undoubtedly one of the standout features of the property.

Rather than a conventional single-level garden, the outdoor space rises away from the house across a series of individual terraces and landscaped sections, giving each part of the garden its own character and potential use.

Immediately outside the property is a small lawned area, providing an excellent space for a barbecue, outdoor furniture or children's play equipment.

Moving further up through the garden, there are a number of separate areas, including:

A dedicated pond area, adding character and interest to the garden.
A separate section housing the garden sheds, which are included within the sale.
A dedicated seating area, ideal for relaxing and enjoying the mature surroundings.
Numerous further terraces and raised areas which would be perfect for flower pots, planters, herbs, shrubs or seasonal planting.

The mature trees and greenery surrounding the garden give the space a wonderfully established and private feel.

Perhaps the most impressive feature is found at the very top of the garden, where a private gate provides direct access onto the Meanwood Valley Trail.

For those who enjoy walking, running, dog walking or simply spending time outdoors, being able to step directly from the garden onto the trail is an exceptional and increasingly rare feature.

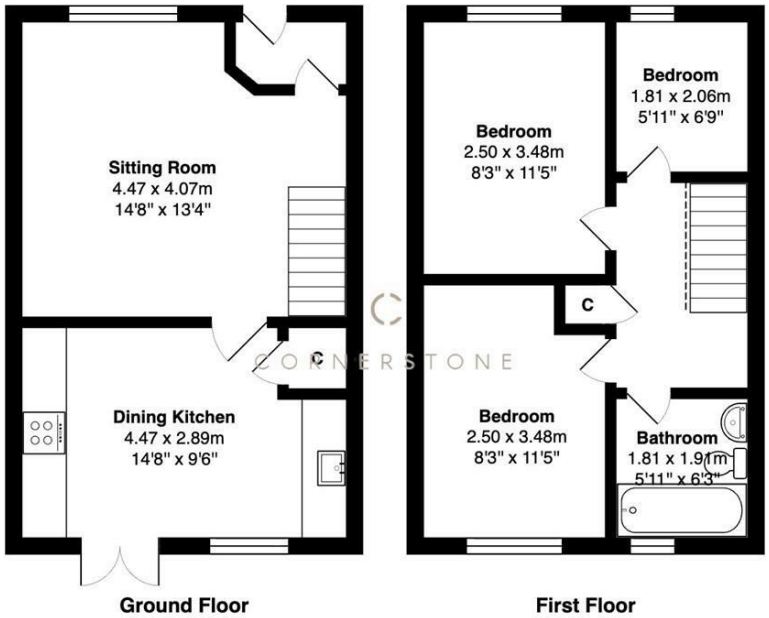
Location
Wharfedale Avenue enjoys an excellent position combining easy access to Leeds with an immediate connection to green open space.

The property is situated towards the end of the road, meaning Wharfedale Avenue does not act as a through route. As a result, there is significantly less passing traffic than would typically be experienced on a busier residential street, helping to create a quieter and more peaceful environment.

The area has a strong community feel, while the wider Meanwood area offers a wide variety of local amenities and convenient access into Leeds.

For buyers who want the convenience of city living without sacrificing greenery and outdoor space, the location is particularly appealing.

The property's direct access onto the Meanwood Valley Trail further enhances the setting and allows residents to enjoy woodland walks and scenic routes quite literally from their own back garden.



Total Area: 63.7 m² ... 686 ft²

All measurements are approximate and for display purposes only

Summary

15 Wharfedale Avenue is a beautifully maintained and exceptionally homely three-bedroom property which offers far more than initially meets the eye.

With a spacious living room, open-plan kitchen and dining area, three versatile bedrooms, a neutral family bathroom, ample parking and an outstanding tiered garden with direct access onto the Meanwood Valley Trail, this is a home with genuine individuality.

Its peaceful position towards the end of a non-through road, combined with the strong community atmosphere and immediate access to surrounding greenery, makes this a property which is certain to appeal to a broad range of buyers.

Important Information

Important Information - TENURE - Freehold

Council Tax Band B.

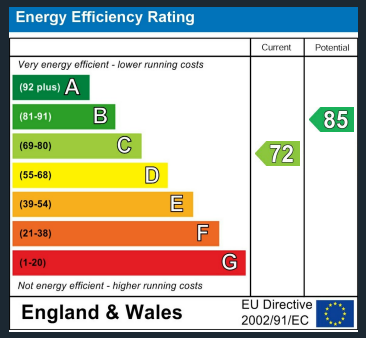
1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a

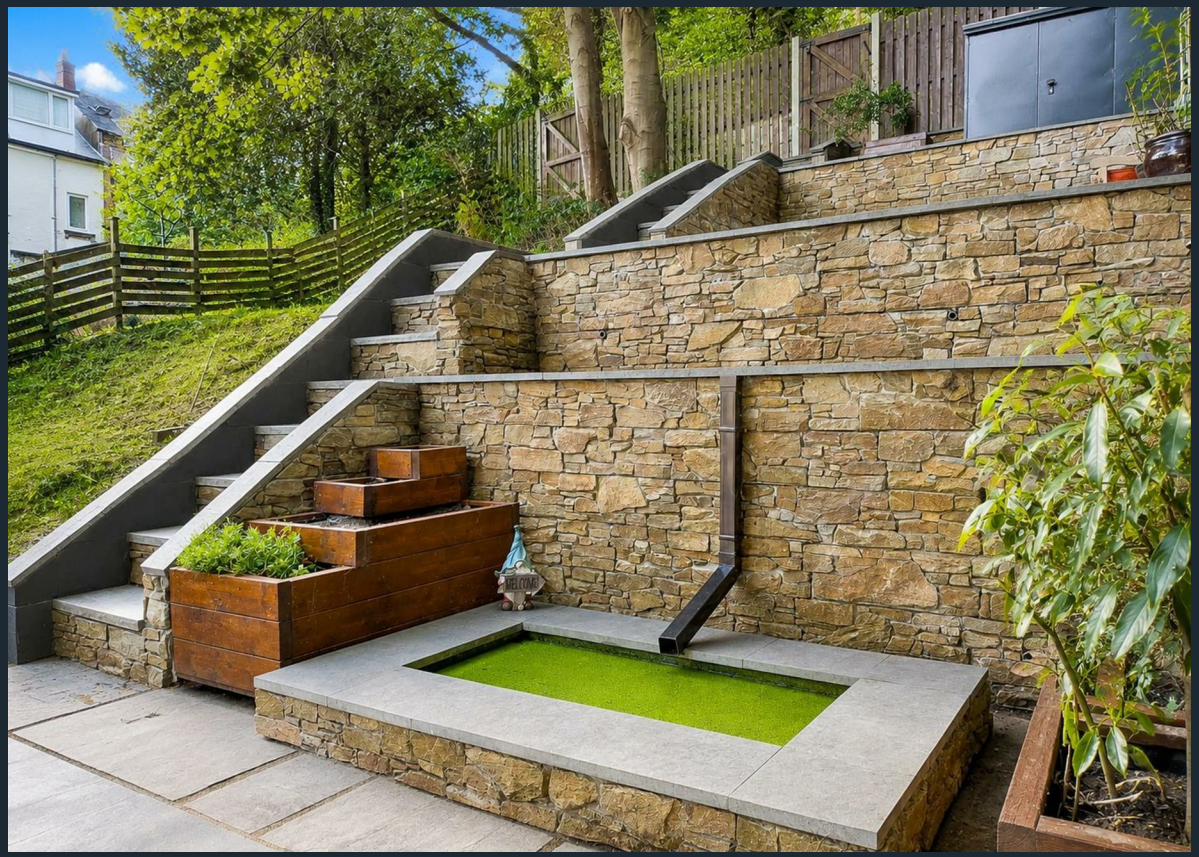
Local Authority

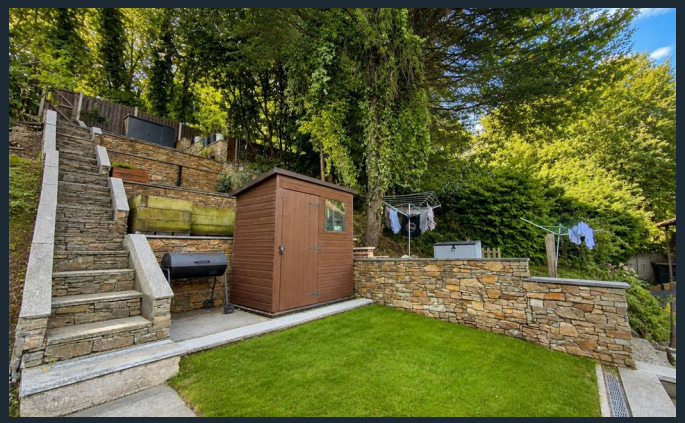
Leeds City Council

Council Tax Band

B







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